

# **40 YEAR SAFETY INSPECTION – FAILED REPORTS**

## **FREQUENTLY ASKED QUESTIONS**

### **WHY DID MY BUILDING FAIL THE 40-YEAR RECERTIFICATION?**

There may be several reasons. The following are the most common reasons for failed reports and how to correct them.

#### **Broward County Form was not used**

- The architect must provide information on the correct form, as requested. Forms are available on our website at [http://fortlauderdale.gov/building\\_services/40\\_yr.htm](http://fortlauderdale.gov/building_services/40_yr.htm)

#### **Appropriate boxes were not checked**

- The architect can come in person to complete the form at Building Services.
- Or complete a new cover page with the architect/engineer's seal/stamp and original signature, and appropriate box checked.
- Please call (954) 828-5260 if you have any questions or to would like to make an appointment.

#### **Architect's seal is not clear or an original signature was not provided**

- A new page with the seal/stamp and original signature will have to be submitted to the Building Services Division, as soon as possible.

#### **Architect indicated deficiencies in the building, either structural, electrical or both**

- The owner must apply for required permits to complete the repairs. If you are not sure whether a permit is required, please contact the Plans Examiner who reviewed the report submitted by the architect/engineer. All repairs or modifications must be completed in compliance with all applicable sections of the current Florida Building Code (FBC) and the National Electrical Code.
- The FBC will specify whether the repairs or modifications can be made under the code in effect when the building was originally permitted or the code currently in effect.
- You have 180 days from the date of the first report to complete repairs and resubmit a new report.

### **Once I've been notified of deficiencies, what do I need to do?**

- You must apply for the required permits for each repair per the Florida Building Code
- Repair the items cited by the architect or engineer.
- Once repairs have been completed and all permits relating to the repairs have passed final inspection, you will need to submit a new report to the Building Services Division.
- The report must state "No Repairs are Required" and must be signed and sealed/stamped by the architect or engineer.

### **Am I required to bring the building up to today's code?**

- No. This is a safety inspection of the condition of the building's structure and the electrical system. It will determine that whatever is existing is safe. The architect/engineer's inspection certifies that whatever is existing is safe.
- If certain repairs are required, you may have to repair it to the current code.

### **When do I use the "Incidental Repairs Form"?**

This form should be used under the following conditions:

- The building has no immediate life safety threat OR where failure of a critical component is not imminent.
- The repairs are important in maintaining the building's long-term safety.
- The architect will provide a date and you must sign the form to acknowledge that the repairs will be done by this specified date. The form must be used in conjunction with the "Broward County Building Safety Inspection Report."
- When incidental repairs are the only repairs required, the report submitted to the Building Department must state "No Repairs are Required." The report must have original signature and signed and sealed/stamped by the architect/engineer.

### **If my building needs both safety repairs and "incidental repairs" how will this be handled?**

- First repair the safety items cited by the architect/engineer.
- You must apply for permits as required per the Florida Building Code for each repair. All permits related to the repairs must be inspected and closed out.
- Complete the "Incidental Repairs" forms based on "When do I use the Incidental Repairs Form" question.

### **Do I have to pay another fee to the Building Department when submitting the corrected report?**

- No. The initial fee is all that is required from the Building Services Division.

**Can a building owner apply for the permit and do the required work?**

- No. You must hire a licensed contractor

**Can I hire a contractor, complete the work and submit a passed recertification engineer's letter?**

- No. A letter will not be adequate. You are required to submit the BCBRA form.

**Can a handyman repair the roof and take pictures and not have to apply for a permit?**

- No. You must hire a licensed contractor and submit a permit application.

**Can a handyman do stucco repairs and take pictures and not have to apply for a permit?**

- No. You must hire a licensed contractor and submit a permit application.

**Can a handyman replace rotted doorframes without applying for a permit?**

- No. You must hire a licensed contractor and submit a permit application

**Do I need a permit to replace rotted rafter tails and fascia boards?**

- Yes

**Do I need a permit to repair or install railings?**

- Yes, to replace/install railings a permit is required.

**Do I need a permit to install new gutters and new scuppers?**

- Yes

**Do I need permit to replace broken glass in windows and frames?**

- A permit is required to replace broken glass in windows.
- Frame repairs that are less than \$1500 are considered general maintenance and do not require a permit.

**Do I need a permit to do partial ceiling repairs?**

- No

**Do I have to add hurricane straps to the rafters if they currently do not have straps?**

- Yes

**What is required to submit a permit for structural and/or electrical repairs?**

- A permit application completed by a licensed and insured contractor for the appropriate discipline.
- Two sets of documentation detailing what repairs are required and the location of the repairs

**Emergency lights and fire alarms are required by today's code. Will I be required to install these?**

- This will be determined during the annual inspection by the City of Fort Lauderdale Fire Department.

**Will an inspector come out to my building to make sure everything is now correct after repairs have been completed?**

- No. The Building Services Division's review is based totally on the architect/engineer's report. The architect/engineer's seal or stamp certifies the integrity of the report. Repairs will be required as stated by the architect/engineer.

**How do I know if a permit is required for repairs?**

- The architect/engineer or contractor that you hire should be able to answer this. If they are not sure, you can contact Structural at (954) 828-3264 or the Electrical Chief at (954) 828-6312.
- General maintenance repairs that are \$1500 or more in valuation will require a permit.